



## **Bldg 7**

4234 Green River Rd, Corona, CA 92880



**Libby Gong**

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## Bldg 7

\$22.20 /SF/YR

This property offers a premier location near the 91 Freeway, providing easy access to Orange County, Riverside County, and Los Angeles County. Featuring two stories, the upstairs space is available now. The building includes separate indoor restrooms for men and women. Ideal for a medical office, law firm, laboratory, real estate office, loan office, and more....

- Conveniently located for easy access everywhere — the premier address in Corona.



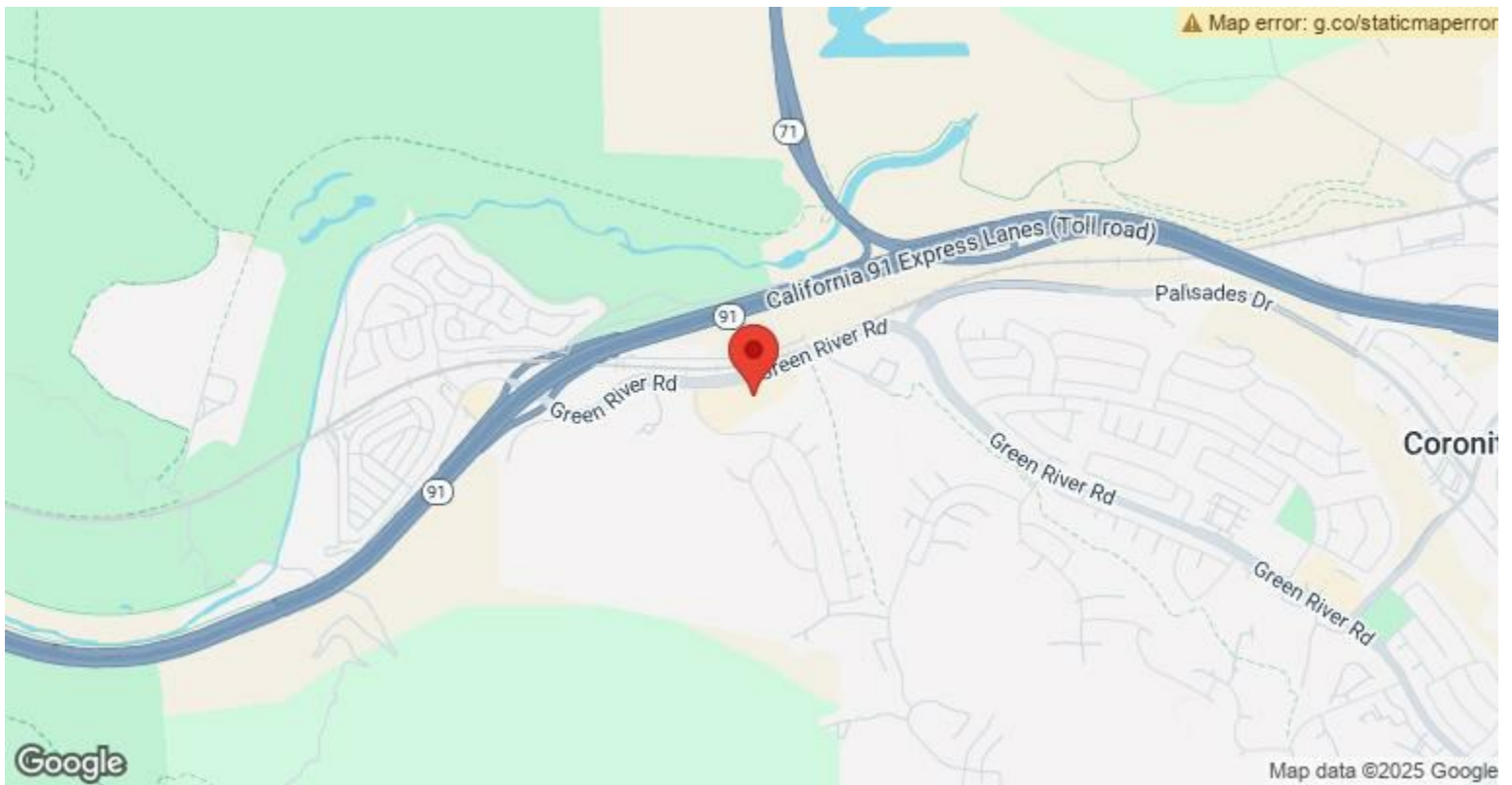
Rental Rate:	\$22.20 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	6,870 SF
Year Built:	2006
Walk Score ®:	29 (Car-Dependent)
Rental Rate Mo:	\$1.85 /SF/MO

## 2nd Floor

Space Available	3,435 SF
Rental Rate	\$22.20 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 10 Years

The total SF of both floorings are around 6780. Prefer to be leased out as a whole. 2nd Floor tenant will move out by end of December 2023. 1st Floor tenant can move out early if needed. Rent includes HOA, owner's insurance, and property tax.

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# Property Photos



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Fitness Room 10-24



One of the Two Bathrooms

# Property Photos



Room One 10-24



Room 2 10-24

# Property Photos



# Property Photos



# Property Photos



Side View